

4980 Central College Road – Conceptual Review

Rocky Fork Blacklick Accord Advisory Panel

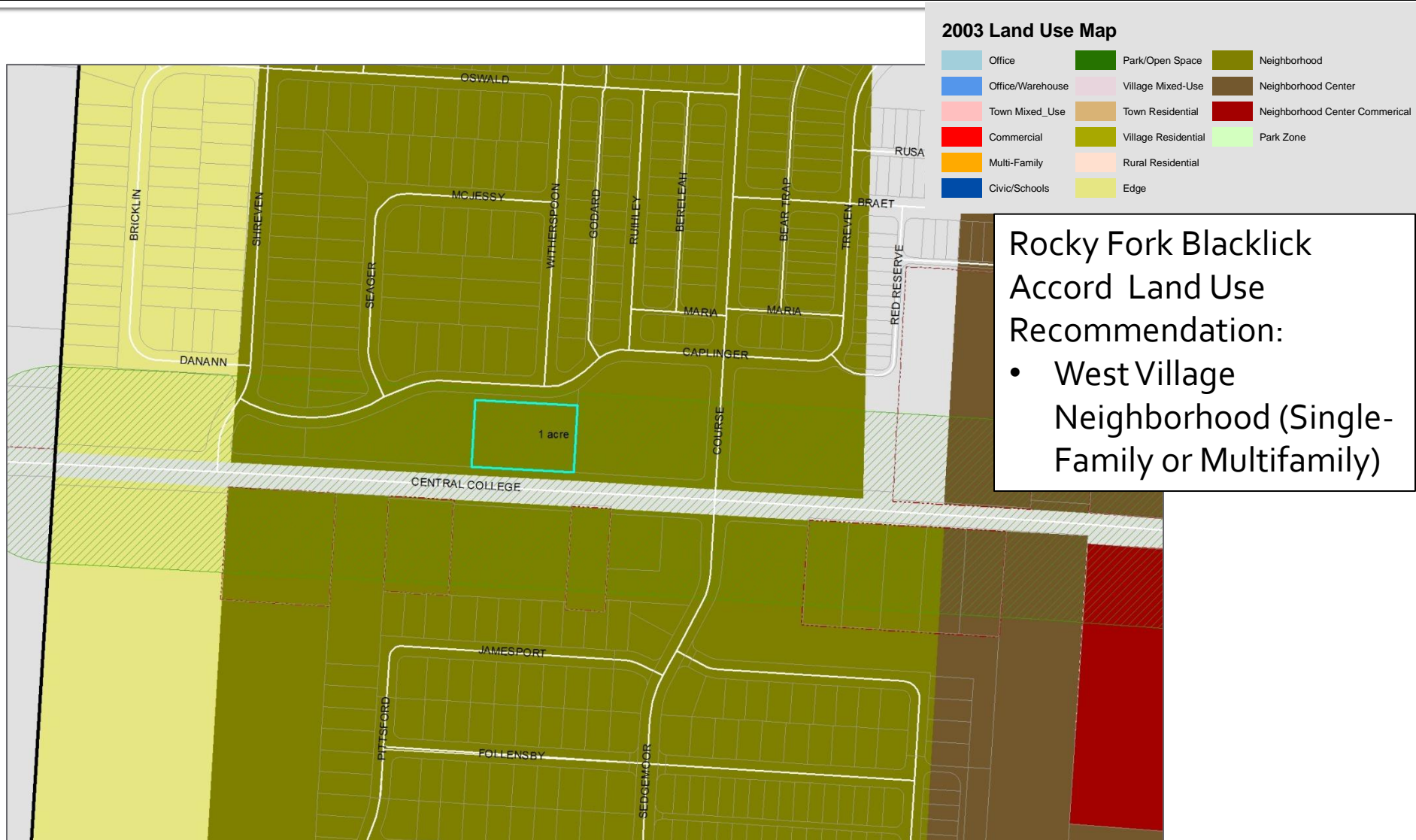
2/19/15

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1 acre
Request: CPD, office
or restaurant

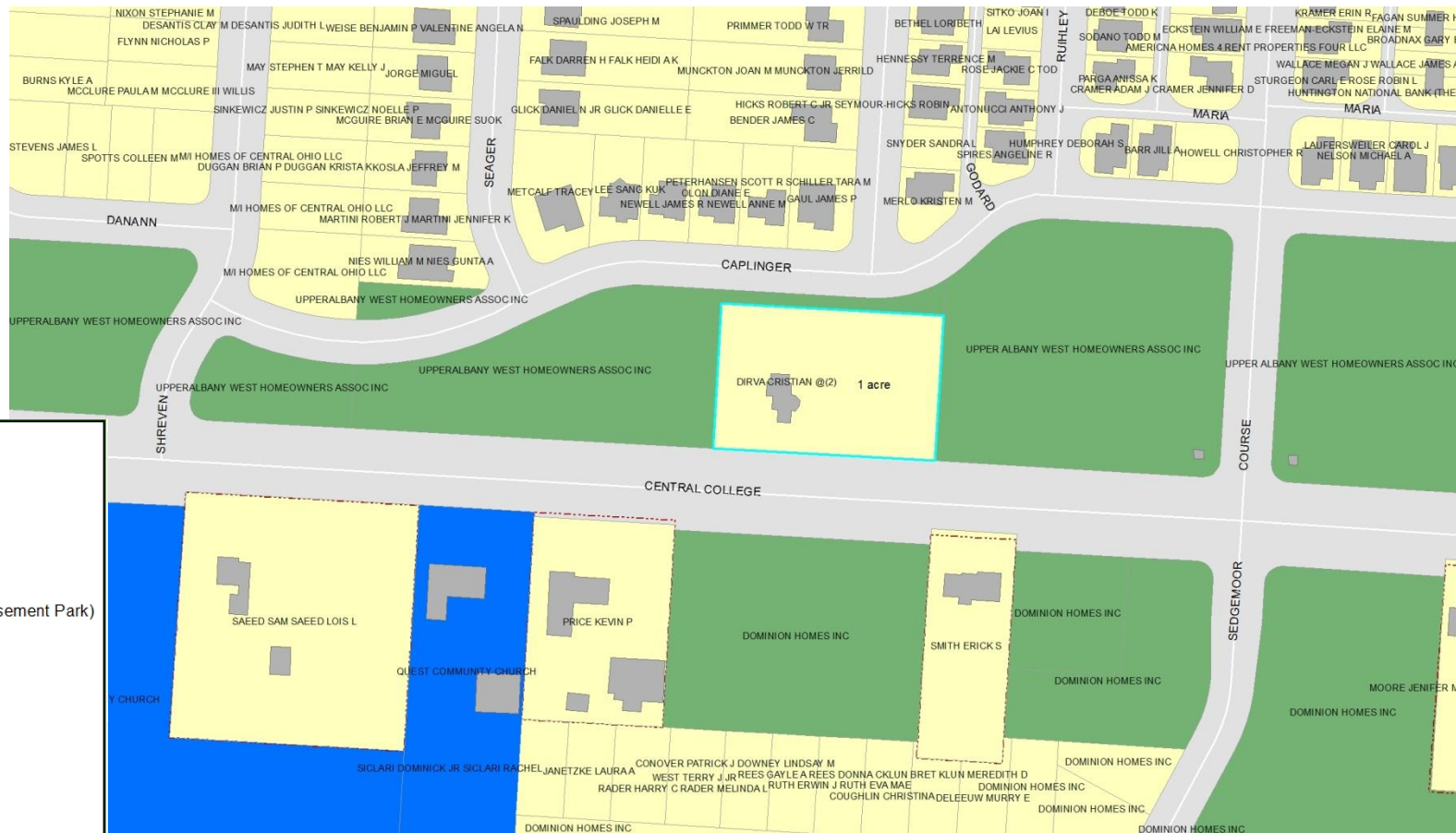


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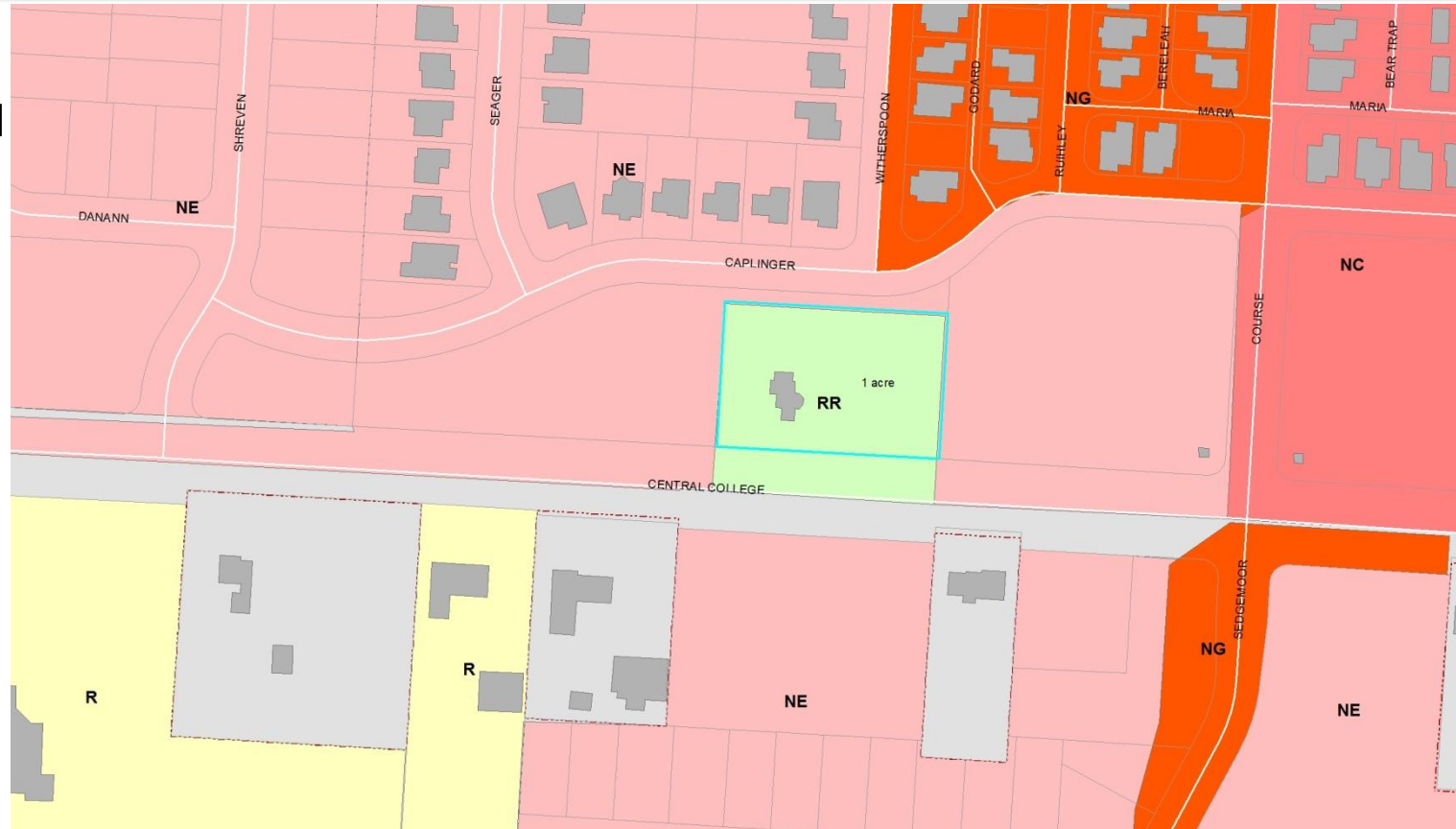
Existing Land Use



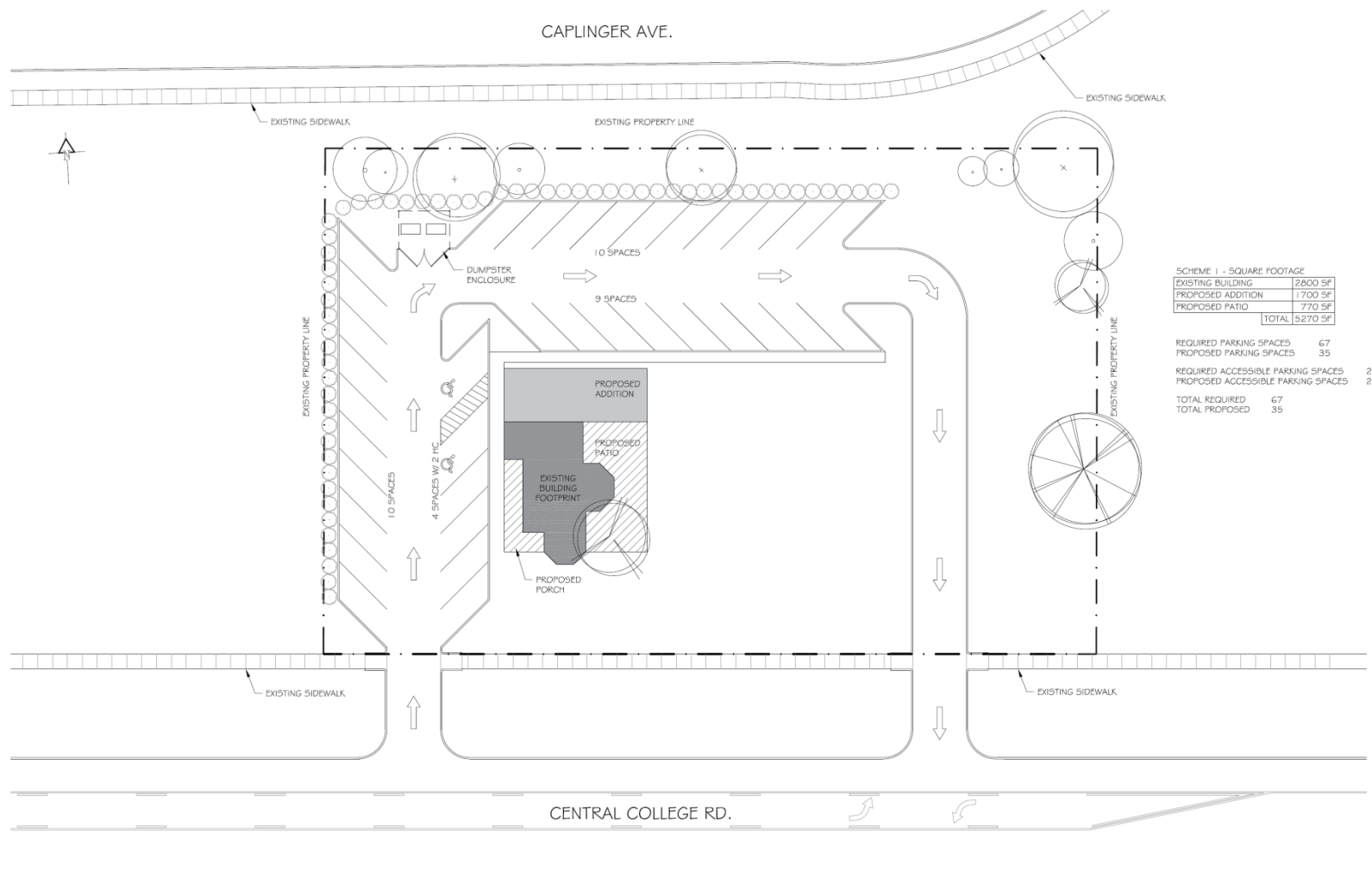
Existing Land Use	
	Single Family
	Two-Three Family
	Multifamily
	Institutional/Multifamily
	Institutional
	Institutional (Lodge Hall); Amusement Park
	Mixed Use
	Commercial (Neighborhood)
	Commercial (Community)
	Commercial (Regional)
	Parking
	Office
	Warehouse Distribution
	Industrial (Light)
	Utilities and Rail Roads
	Open Space
	Parks and Recreation
	Agriculture
	Vacant

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Existing Zoning:
Rural Residential



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DAVID B.
MELECA
ARCHITECTS LLC



SOUTHWEST ELEVATION

4980 CENTRAL COLLEGE ROAD
WESTERVILLE, OHIO

22 JAN 2015

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DAVID B.
MELECA
ARCHITECTS LLC



WEST ELEVATION

4980 CENTRAL COLLEGE ROAD
WESTERVILLE, OHIO

22 JAN 2015



NORTH ELEVATION

4980 CENTRAL COLLEGE ROAD
WESTERVILLE, OHIO

DAVID B.
M E L E C A
ARCHITECTS LLC

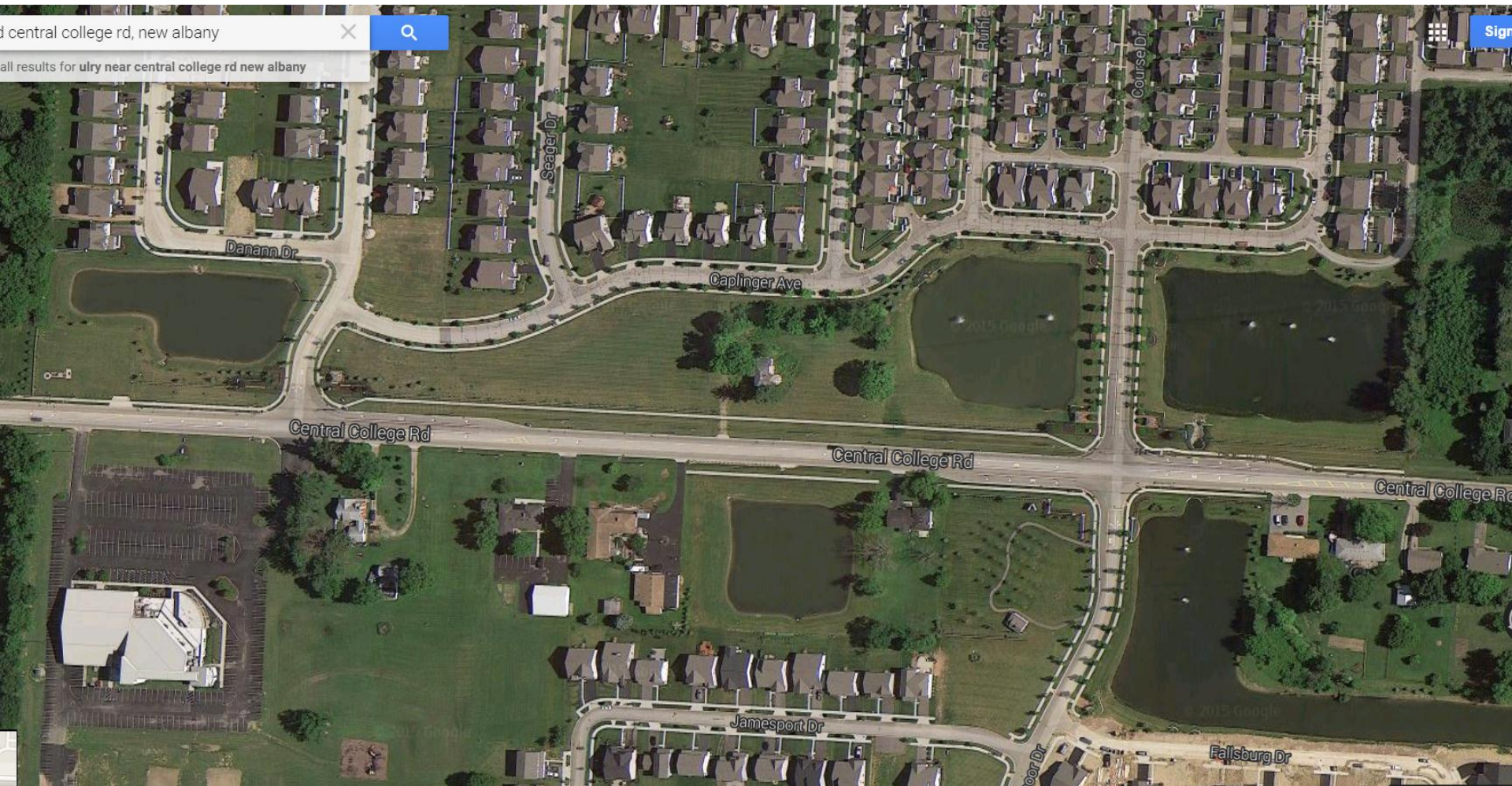


EAST ELEVATION

4980 CENTRAL COLLEGE ROAD
WESTERVILLE, OHIO

22 JAN 2015

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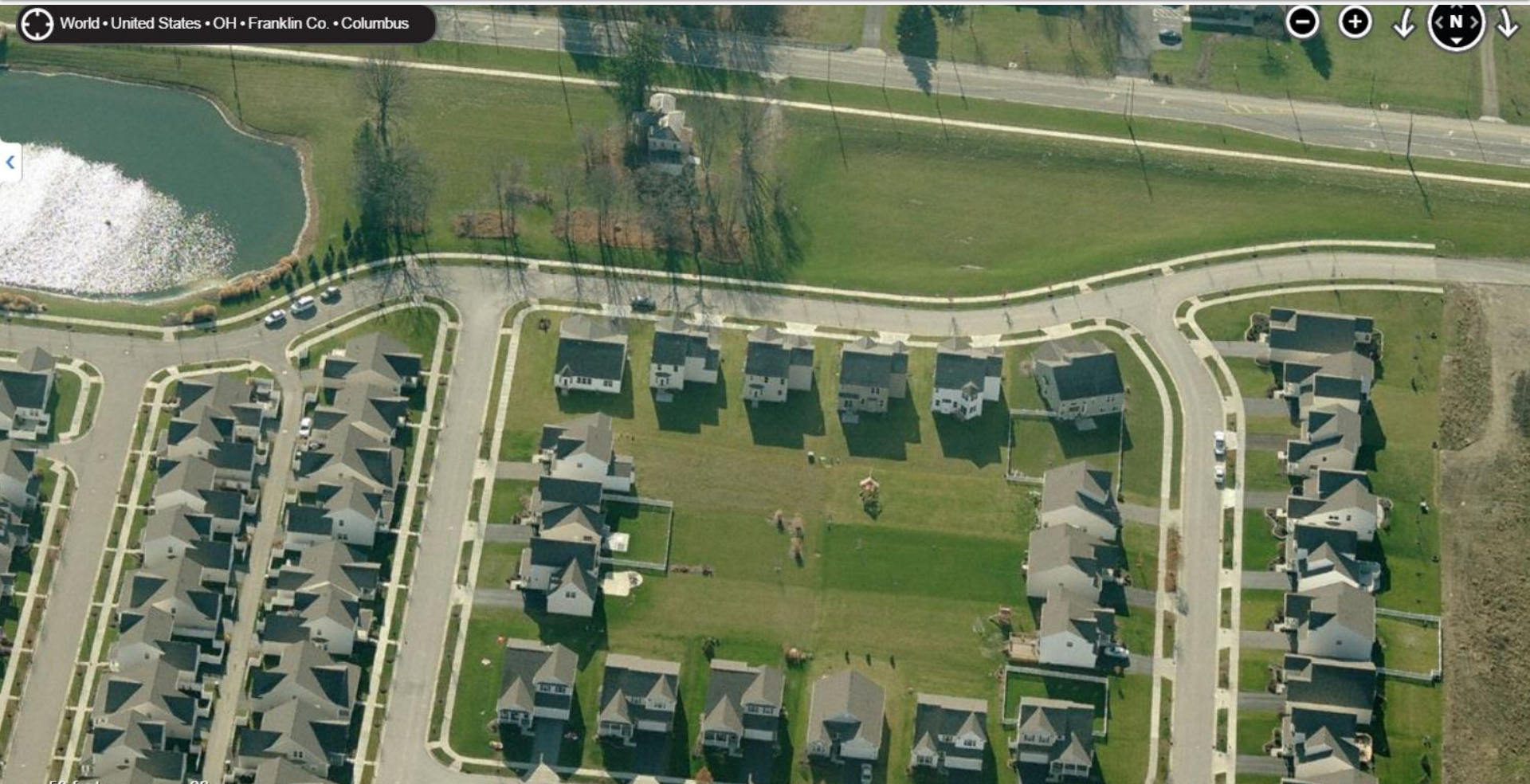
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Views to the east and south



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Residential to the north



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Planning Staff Comments

- Staff appreciates the efforts to preserve a historic building.
- Increase screening/landscaping to the north and fully screen parking.
- Consider only one curb cut to the site. Division of Traffic Management would prefer a site layout with one access point to Central College Rd. The best location for the one access point would be near the eastern end of the site.
- Staff would ask for general sign commitments in the CPD, to help ensure that the site would have minimal impact to the surrounding residential